

12/17/07- Monday, December 17, 2007

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of December 17, 2007

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. FitzGerald, Hughes, Kaiser, Kayser, Larson, Levandowski, Vande Loo, Waedt

Staff Present: Messrs. Tufte, Genskow, Noel

The meeting was chaired by Mr. Levandowski.

1. Public Hearing - For Recommendation

REZONING (Z-384-07 AMD.) - Screening Requirements, 2215 E. Clairemont Avenue

Mr. Tufte presented the staff report. The applicant has proposed to remove the existing privacy fence and install a landscape screen between her C-1A commercial property and the single-family homes to the south. In order to accomplish it, the original 1976 rezoning property covenants need to be amended because it states a six-foot tall privacy fence shall be the screening. Staff recommended the proposed trees/shrubs should be revised to achieve more optimal screening.

The applicant, Susan Kumferman, of 6009 Burnell Drive and owner of the property at 2215 E. Clairemont Avenue, spoke on behalf of the project. She stated vehicles bump into the fence and it has deteriorated to the point where she has started taking it down. She said she met with the neighbors on Saturday to discuss her plan and wanted to work with them. She is not intending on expanding the parking lot into the green space between her business and the homes. She said she would like to place the proposed landscaping closer to the southern property line so that there is more attractive green space on her side of the property.

Ron Gunderson, 2208 E. Lexington Boulevard, spoke on behalf of the four abutting residential neighbors to the south. He stated the group thinks the applicant should simply be required to follow the original requirement as set forth in the covenants, and that they had little time to think about the plan when the applicant met with them on Saturday.

Mr. FitzGerald moved to approve the item with staff's conditions. Mr. Kayser seconded the motion and discussion began.

Mr. Hughes questioned whether the covenants were, in fact, ever recorded and how tall a privacy fence could be erected. He said all parties involved should work out the issue.

Mr. Kaiser asked hypothetically, if this were a new project, what would staff recommend for appropriate screening.

Mr. Tufte answered their questions. He stated no evidence was found that the covenants were recorded. He said that if this were a new project, based off the amount of space between the homes and parking lot, landscape screening would be favorable because it achieves a more pleasant and denser screen.

Mr. Vande Loo moved to table the item for 90 days so the parties involved can come to an agreement. Mr. FitzGerald seconded and the motion carried.

2. Public Hearing - For Recommendation

REZONING (Z-1403-07) - R-1A to R-1, 3434 W. Folsom Street

Mr. Tufte presented the staff report. Wayne and Jane Hopp are requesting to rezone their property from R-1A to R-1 to allow for the eventual construction of two new single-family houses. Three new lots (including their own) will be created after a Certified Survey Map is approved. City services are available to the sites.

Applicant, Jane Hopp of 3434 W. Folsom Street, spoke in support of the project. No one appeared in support or opposition.

Mr. FitzGerald moved to recommend approval. Mr. Waedt seconded and the motion carried.

3. Public Hearing - Final Action

CONDITIONAL USE PERMIT (CZ-0734) - Garage, 3347 Oakland Street

Mr. Tufte presented the staff report in regards to a proposed 1,200 square foot detached garage, which is over the 1,000 square foot requirement. The applicant would like to use the addition onto the garage as extra space for storage and a wood working shop. If approved, the project must be incidental to the primary single-family use and a conditional use permit needs to be approved if the applicant decides to operate a home occupational business.

The applicant, James Brott of 3347 Oakland Street, spoke in favor. No one else appeared in support or opposition.

Mr. FitzGerald moved to approve the request with the conditions in the staff report. Mr. Waedt seconded and the motion carried.

4. Public Hearing - Final Action
CONDITIONAL USE PERMIT (CZ-0735) - Food Processing, 2123 N. Clairemont Avenue

Mr. Kaiser chaired this item.

Mr. Tufte presented the staff report outlining a proposal to convert a C-3 zoned single-family home into a food processing facility. This type of use is usually more industrial in nature, but if it is smaller in operation it can be approved as conditional use in a commercial district.

The applicant, Rebecca Flynn, spoke on behalf of her project at 2123 N. Clairemont Avenue. She stated she needs more manufacturing space for chocolates because her Water Street retail location is too small.

Mr. FitzGerald moved to approve the request with the conditions in the staff report. Mr. Kayser seconded and the motion carried. Mr. Levandowski abstained.

5. For Recommendation
GENERAL SITE DEVELOPMENT PLAN (PZ-0705) - Sign for Carson Park

Mr. Tufte presented the report. The City's Parks and Recreational Department has requested to adopt a General Site Development Plan in a P-Public District for a ground sign within Carson Park. The sign will be located at the northwest corner of Menomonie Street and Carson Park Drive and will meet size and setback requirements in relation to the zoning in the immediate area. The sign will be roughly 100 square feet and will include an electronic message center sign. The Parks and Waterways Commission approved the plans at their December 12 meeting.

Vande Loo moved the item for discussion, seconded by Fitzgerald.

Mr. Hughes asked if the Parks and Waterways Commission decided to allow the sign to display messages for Hobbs Ice Arena. He stated it would be good use of the sign if other nonprofit's messages could be displayed.

Mr. FitzGerald stated if the City allowed off-premise messages it would set a bad precedence, with private businesses using the City sign as an example.

Commissioners discussed the draft electronic message center ordinance would only allow the electronic message portion to be 50% of the total size of the sign and this proposal appears over.

Mr. Larson moved to approve the sign with the condition listed in the report and that the electronic message center sign be at 50% of the total size of the sign and that it cannot display off-premise messages. Seconded by Hughes and the motion carried.

6. **DISCUSSION/DIRECTION**

A. **Sustainability/Green Build**

Mr. Tufte asked the commissioners what they thought about the changes in society as it relates to more sustainable practices in living and development.

Mr. Larson stated the City should take a leadership role in advancing sustainable and green building practices.

Mr. Hughes said the City should also take a leadership role, educate, and offer incentives to encourage more developers and builders to build green.

Mr. Levandowski stated he attended a recent conference in green development and building and the certification in Leadership in Energy and Environmental Design (LEED) can be expensive.

Mr. Waedt stated authorities should regulate with discretion so bureaucracy doesn't hamper efforts of green builders.

Mr. Larson stated common sense things, such as handicap and interior building sprinkler systems have to be regulated and at some point green buildings will eventually have more federal, state, and local regulations.

Mr. Kasyer stated regulation can often times have a negative effect early in the process. If there is good reputable research on the environmental and economic savings, then that will be incentive enough for more people to get interested.

Mr. Tufte spoke about the National GreenBuild Conference he attended in Chicago and how quickly Leadership in Energy and Environmental Design (LEED) is sweeping the national building and development scene. He presented statistics and charts to demonstrate the push in the private sector and how much people are saving in energy and environmental costs. He stated a next approach might be to utilize the Plan Commission to undertake a Comprehensive Plan amendment so more sustainability and green building measures are promulgated.

B. **Code Compliance Items**

None.

C. Future Agenda Items

The December 31, 2007 Plan Commission meeting has been cancelled.

Minutes

The minutes of the meeting of December 3, 2007, were approved.

Fred Waedt
Secretary